



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

OFFICE OF REAL ESTATE, HOUSING & COMMUNITY DEVELOPMENT
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SHIP ANNUAL REPORT FY 2011/2012

Includes closeouts/expenditures for
FY 2008/09, 2009/10, 2010/11, and 2011/12

Title: SHIP Annual Report

**Report Status: Submitted
w/Extension**

Miami Beach FY 2011/2012

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab					\$47,720.41	1

Homeownership Totals: **\$47,720.41** **1**

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
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Rental Totals:

Subtotals: **\$47,720.41** **1**

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative		\$4,252.00	
Homeownership Counseling			
Admin From Program Income		\$260.42	
Admin From Disaster Funds			

Totals:	\$ 00	\$4,512.42	\$47,720.41	1
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$42,524.00
Program Income (Interest)	\$2,604.21
Program Income (Payments)	
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$7,104.62
Total:	\$52,232.83

*** Carry Forward to Next Year: \$00**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
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Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended		
Public Moneys Expended		NaN
Private Funds Expended		NaN
Owner Contribution		NaN
Total Value of All Units	\$.00	NaN

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$27,640.60	\$42,524.00	65.00%	65%
Construction / Rehabilitation	\$31,893.00	\$42,524.00	75.00%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low				\$.00	.00%
Very Low			\$23,860.21	\$23,860.21	45.68%
Low			\$23,860.20	\$23,860.20	45.68%
Moderate				\$.00	.00%
Totals:	\$.00	\$.00	\$47,720.41	\$47,720.41	91.36%

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #'s	Total Funds SHIP Grants	SHIP Grant Unit #'s	Total SHIP Funds Expended	Total # Units
Extremely Low					\$.00	0
Very Low					\$.00	0
Low					\$.00	0
Moderate					\$.00	0
Totals:	\$.00	0	\$.00	0	\$.00	0

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
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Totals: 0

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
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Totals: 0

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
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Totals: 0

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
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Totals: 0

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel-abled	Home-less	Elderly	Special Needs	Special Needs	Total
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Totals: 0

Form 4

Expended Funds

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
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Miami Beach 2011 Interim-2



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\(PDF\) copy of this annual report](#)The current status of this report is: **Submitted w/Extension**

The following errors have been detected:

Issues exist on the "Closeout" report.

Additional Comments to FHFC:

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Title: SHIP Annual Report

**Report Status: Submitted
w/Extension**

Miami Beach FY 2010/2011

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab						

Homeownership Totals:

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
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Rental Totals:

Subtotals:

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative			
Homeownership Counseling			
Admin From Program Income		\$789.40	
Admin From Disaster Funds			

Totals:	\$.00	\$789.40	\$.00
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	
Program Income (Interest)	\$7,894.02
Program Income (Payments)	
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$.00
Total:	\$7,894.02

*** Carry Forward to Next Year: \$7,104.62**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
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Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended		
Public Moneys Expended		NaN
Private Funds Expended		NaN
Owner Contribution		NaN
Total Value of All Units	\$.00	NaN

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership		\$.00	NaN	65%
Construction / Rehabilitation		\$.00	NaN	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low				\$.00	.00%
Very Low				\$.00	.00%
Low				\$.00	.00%
Moderate				\$.00	.00%
Totals:	\$.00	\$.00	\$.00	\$.00	.00%

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #'s	Total Funds SHIP Grants	SHIP Grant Unit #'s	Total SHIP Funds Expended	Total # Units
Extremely Low					\$.00	0
Very Low					\$.00	0
Low					\$.00	0
Moderate					\$.00	0
Totals:	\$.00	0	\$.00	0	\$.00	0

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
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Totals: 0

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
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Totals: 0

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2 - 4 People	5 + People	Total
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Totals: 0

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
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Totals: 0

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Homeless	Elderly	Special Needs	Special Needs	Total
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Totals: 0

Form 4

Expended Funds

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
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Miami Beach 2010 Interim-1



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Report: 2010-2011 Interim-1 (Submitted w/Extension)

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No validation errors were initially detected in this annual report.

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Title: SHIP Annual Report

**Report Status: Submitted
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Miami Beach FY 2009/2010

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab	\$40,369.20	2			\$45,938.97	1
Homeownership Totals:		\$40,369.20	2			\$45,938.97	1

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:		\$40,369.20	2			\$45,938.97	1

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$4,369.10		
Homeownership Counseling			
Admin From Program Income	\$3,459.30		
Admin From Disaster Funds			

Totals:		\$48,197.60	2	\$0.00		\$45,938.97	1
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Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$43,691.00
Program Income (Interest)	\$34,593.07
Program Income (Payments)	
Recaptured Funds	
Disaster Funds	\$0.00
FLHOP Disbursement	\$0.00
Other Funds	
Carryover funds from previous year	\$15,852.50
Total:	\$94,136.57

* Carry Forward to Next Year: \$0.00

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff	1 Bed	2 Bed	3 Bed	4 Bed
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Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$40,369.20	24.99%
Public Moneys Expended		.00%
Private Funds Expended	\$116,460.00	72.08%
Owner Contribution	\$4,740.00	2.93%
Total Value of All Units	\$161,569.20	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$40,369.20	\$43,691.00	92.40%	65%
Construction / Rehabilitation	\$5,800.00	\$43,691.00	13.28%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low				\$.00	.00%
Very Low	\$34,569.20			\$34,569.20	36.72%
Low			\$45,938.97	\$45,938.97	48.80%
Moderate	\$5,800.00			\$5,800.00	6.16%
Over 120%-140%				\$.00	.00%
Over 140%				\$.00	.00%
Totals:	\$40,369.20	\$.00	\$45,938.97	\$86,308.17	91.68%

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low					\$.00	0
Very Low	\$34,569.20	1			\$34,569.20	1
Low					\$.00	0
Moderate	\$5,800.00	1			\$5,800.00	1
Over 120%-140%					\$.00	0
Over 140%					\$.00	0
Totals:	\$40,369.20	2	\$.00	0	\$40,369.20	2

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 120%- 140%	Over 140%	Total
			1		1			2
Totals:			1		1			2

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
			1	1		2
Totals:			1	1		2

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
		2			2
Totals:		2			2

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
				2				2
Totals:				2				2

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel- Dis- abled	Home- less	Elderly	Special Needs	Special Needs	Total
								0
Totals:								0

Form 4

Status of Incentive Strategies

Incentive Strategy:

1. Expedited permitting
2. Reduced minimum size unit
3. Reduced parking requirement

Adopting Ordinance or Resolution Number or identify local policy:

1. In effect since 1996. Reconfirmed by Resolution No. 2008-26950
2. and 3. Ordinance No. 2011-3744

Implementation Schedule (Date):

Already in effect

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Yes

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Already in effect

Support Services

Homebuyer education and counseling services to first-time homebuyers

Other Accomplishments

The City has several other affordable housing projects in process which are funded with CDBG, HOME and NSP

Availability for Public Inspection and Comments

The report will be advertised on the City website

Default and Foreclosure

Mortgage Foreclosures

- | | |
|---|---|
| A. Very low income households in foreclosure: | 0 |
| B. Low income households in foreclosure: | 0 |
| C. Moderate households in foreclosure: | 0 |

Mortgage Defaults

- | | |
|---|---|
| A. Very low income households in default: | 0 |
| B. Low income households in default: | 1 |
| C. Moderate households in default: | 2 |

Welfare to Work Programs

N/A

Strategies and Production Costs

Strategy	Average Cost
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Expended Funds

Total Unit Count: **2** Total Expended Amount: **\$40,369.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Purchase Assistance with Rehab	Alejandro Montero	6905 Bay Dr, #20	Miami Beach	33141	\$5,800.00	<input type="checkbox"/>
Purchase Assistance with Rehab	Jorge Fernandez	8201 Byron Ave, #507	Miami Beach	33141	\$34,569.20	<input type="checkbox"/>

Administrative Expenditures

Administrative expenditures utilized to pay contractor.

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility
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Program Income

Program Income Funds	
Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$34,593.07
Other ():	

Total: **\$34,593.07**

Explanation of Recaptured funds

Description	Amount
	\$0.00



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Report: 2009-2010 Closeout (Submitted w/Extension)

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\(PDF\) copy of this annual report](#)The current status of this report is: **Submitted w/Extension**

The following errors have been detected:

FORM 1

In the "Distribution Summary" section:

- There are UnEncumbered dollar amounts listed in a "closeout" report
- There are UnEncumbered units listed in a "closeout" report

FORM 2

In the "SHIP Program Compliance Summary - Home Ownership/Construction/Rehab" section:

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Title: SHIP Annual Report

**Report Status: Submitted
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Miami Beach FY 2008/2009

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance with Rehab	\$415,691.52	10				
Homeownership Totals:		\$415,691.52	10				

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
14	Rental Rehabilitation	\$156,146.00	4				
Rental Totals:		\$156,146.00	4				
Subtotals:		\$571,837.52	14				

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$57,421.00		
Homeownership Counseling	\$9,463.60		
Admin From Program Income	\$2,500.40		
Admin From Disaster Funds			

Totals: **\$641,222.52** **14** **\$0.00** **\$0.00**

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$574,211.00
Program Income (Interest)	\$50,008.00
Program Income (Payments)	
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$32,856.02
Total:	\$657,075.02

*** Carry Forward to Next Year: \$15,852.50**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
The Allen Hotel	\$400.00				
The Allen Hotel		\$542.00			
The Allen Hotel	\$400.00				
The Allen Hotel		\$542.00			

Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$571,837.52	44.71%
Public Moneys Expended	\$52,680.00	4.12%
Private Funds Expended	\$624,970.00	48.87%
Owner Contribution	\$29,370.00	2.30%
Total Value of All Units	\$1,278,857.52	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$415,891.42	\$574,211.00	72.43%	65%
Construction / Rehabilitation	\$442,089.74	\$574,211.00	76.99%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low				\$.00	.00%
Very Low	\$339,602.25			\$339,602.25	51.68%
Low	\$114,235.28			\$114,235.28	17.39%
Moderate	\$117,999.99			\$117,999.99	17.96%
Totals:	\$571,837.52	\$.00	\$.00	\$571,837.52	87.03%

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low					\$.00	0
Very Low	\$339,602.25	8			\$339,602.25	8
Low	\$114,235.28	3			\$114,235.28	3
Moderate	\$117,999.99	3			\$117,999.99	3
Totals:	\$571,837.52	14	\$.00	0	\$571,837.52	14

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
			8	3	3	14
Totals:			8	3	3	14

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
			2	7	5	14
Totals:			2	7	5	14

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2 - 4 People	5 + People	Total
		8	6		14
Totals:		8	6		14

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
		3		11				14
Totals:		3		11				14

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Dis- abled	Home- less	Elderly	Special Needs	Special Needs	Total
								0
Totals:								0

Form 4

Status of Incentive Strategies

Incentive Strategy:

1. Expediting permitting
2. Reduced minimum unit size
3. Reduced parking requirements

Adopting Ordinance or Resolution Number or identify local policy:

1. In effect since 1996. Reconfirmed by Resolution No. 2008-26950
2. and 3. Ordinance No. 2011-3744

Implementation Schedule (Date):

Already in effect

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Yes

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Already in effect

Support Services

Miami Beach CDC provides homebuyer's education and counseling services to first time buyers

Other Accomplishments

The City has several other affordable housing projects in process which are funded utilizing CDBG, HOME, and NSP.

Availability for Public Inspection and Comments

The report will be advertised on the City Website.

Default and Foreclosure

Mortgage Foreclosures

- A. Very low income households in foreclosure: 0
- B. Low income households in foreclosure: 0
- C. Moderate households in foreclosure: 0

Mortgage Defaults

- A. Very low income households in default: 0
- B. Low income households in default: 0
- C. Moderate households in default: 0

Welfare to Work Programs

Not applicable

Strategies and Production Costs

Strategy	Average Cost
Purchase Assistance with Rehab	\$41,569.00
Rental Rehabilitation	\$39,036.00

Expended Funds

Total Unit Count: **14**

Total Expended Amount: **\$571,838.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	Unit Counted
Purchase Assistance with Rehab	Karl Boehm	6881 Bay Dr, #10	Miami Beach	33141	\$39,999.99	<input type="checkbox"/>
Purchase Assistance with Rehab	Manuel & Martha Mora	1795 Calais Dr, #3	Miami Beach	33141	\$52,487.50	<input type="checkbox"/>
Purchase Assistance with Rehab	Ronald Reyes	7207 Bay Dr, #20	Miami Beach	33141	\$38,000.00	<input type="checkbox"/>
Purchase Assistance with Rehab	Juana Carnero	2195 Bay Dr, #5	Miami Beach	33141	\$58,225.00	<input type="checkbox"/>
Purchase Assistance with Rehab	Ernesto Jimenez	8001 Crespi Blvd, #4C	Miami Beach	33141	\$40,000.00	<input type="checkbox"/>
Purchase Assistance with Rehab	Irel Arzola Tano	7101 Byron Ave, #206	Miami Beach	33141	\$55,000.00	<input type="checkbox"/>
Purchase Assistance with Rehab	Juan Pajon Ochoa	1620 West Ave, #203	Miami Beach	33139	\$36,747.78	<input type="checkbox"/>
Purchase Assistance with Rehab	Genera Susanna Garcia	7274 Gary Ave	Miami Beach	33141	\$60,000.00	<input type="checkbox"/>
Purchase Assistance with Rehab	Kathleen Paca	301 Jeffereson Ave, #3E	Miami Beach	33139	\$10,231.25	<input type="checkbox"/>
Purchase Assistance with Rehab	Sunday Lewandowski	1250 West Ave, #12N	Miami Beach	33139	\$25,000.00	<input type="checkbox"/>
Rental Rehabilitation	Victoria Lasoncel	2001 Washington Ave, Allen House Apts.	Miami Beach	33139	\$40,000.00	<input type="checkbox"/>
Rental Rehabilitation	Rosa Lasoncel	2001 Washington Ave, Allen House Apts.	Miami Beach	33139	\$40,000.00	<input type="checkbox"/>
Rental Rehabilitation	Julio Quintana	2001 Washington Ave, Allen House Apts.	Miami Beach	33139	\$40,000.00	<input type="checkbox"/>
Rental Rehabilitation	Bernice Keplar	2001 Washington Ave, Allen House Apts.	Miami Beach	33139	\$36,146.00	<input type="checkbox"/>

Administrative Expenditures

Administrative Expenditures of \$57,421 are used to pay a contractor to administer the program.



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